

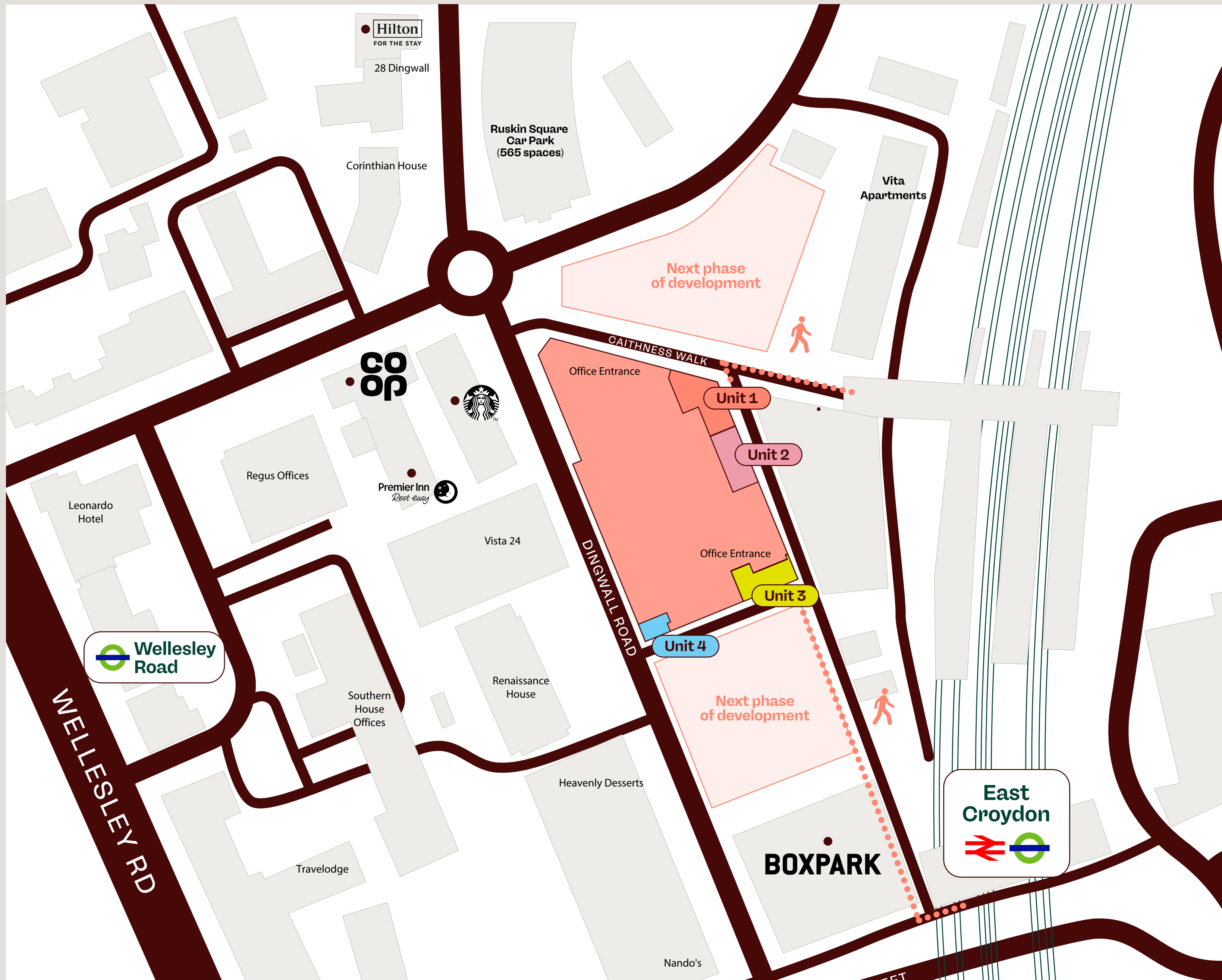
**FINAL UNIT
Remaining**

**ruskin
square**

Welcome to 2 Ruskin Square.

Voted as 'Best New Place to Work 2024' at the Building London Planning Award. Totalling 2 million sq ft of offices, shops and homes, connected to the world, balancing life, work and leisure, adjacent to East Croydon railway station.





A bright & busy future.

Unit 1  **BANNING**
DENTAL GROUP

Unit 2 **UNDER OFFER**

Unit 3 **AVAILABLE**

Unit 4 **tas:**

1,687 sq ft of available space.

Unit 01
2,468 sq ft

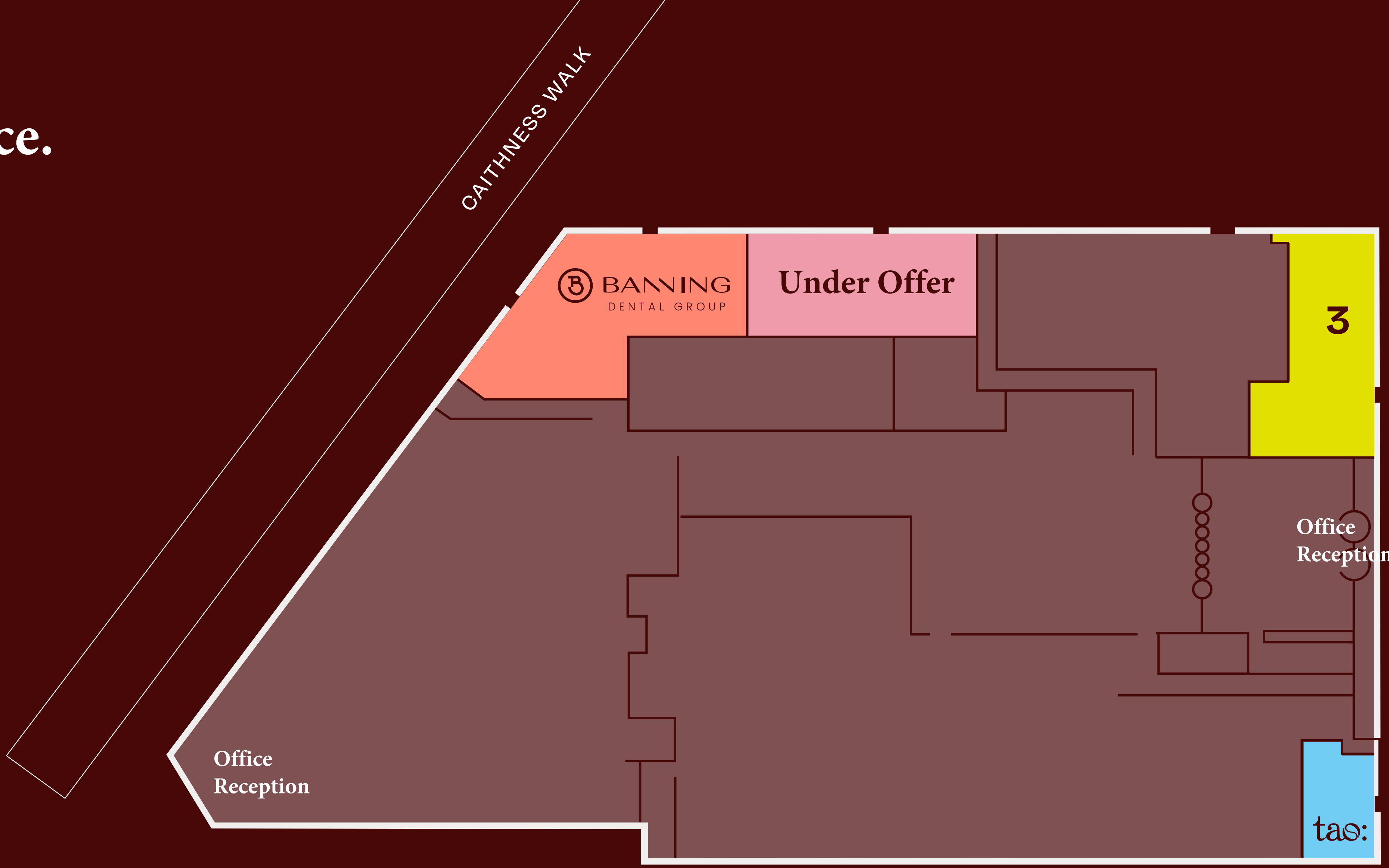
Unit 02
1,798 sq ft

Under Offer

Unit 03
1,687 sq ft

Available

Unit 04
592 sq ft



DINGWALL ROAD



**Bags of
potential**

Unit 02

1,798 sq ft

Under Offer

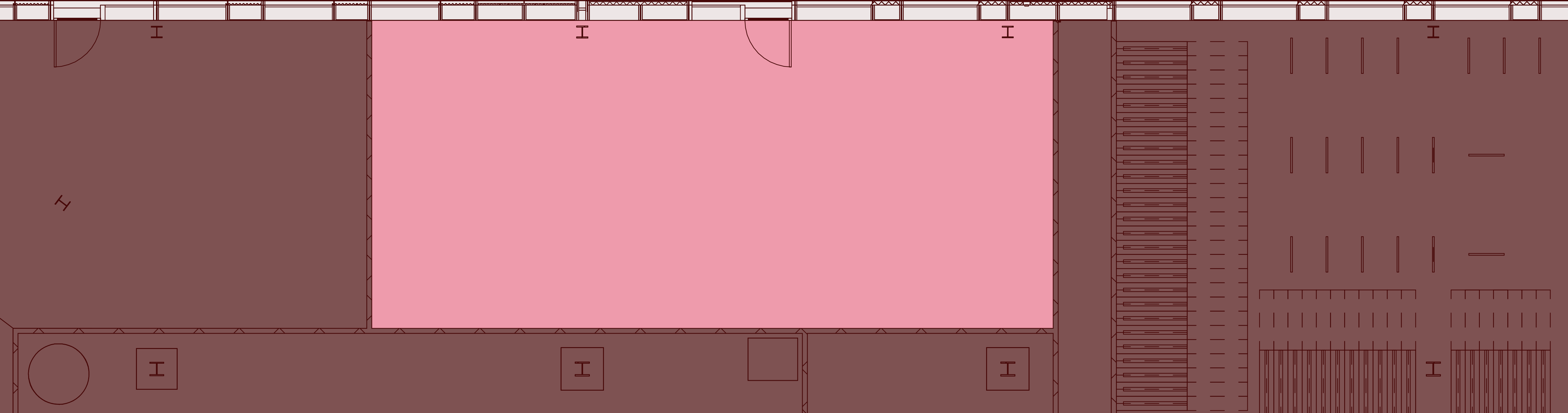
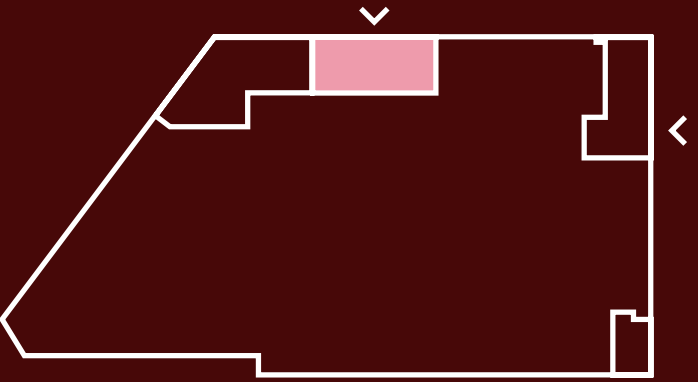
Lease
A new lease on term to be agreed, contracted outside the Landlord & Tenant Act 1954.

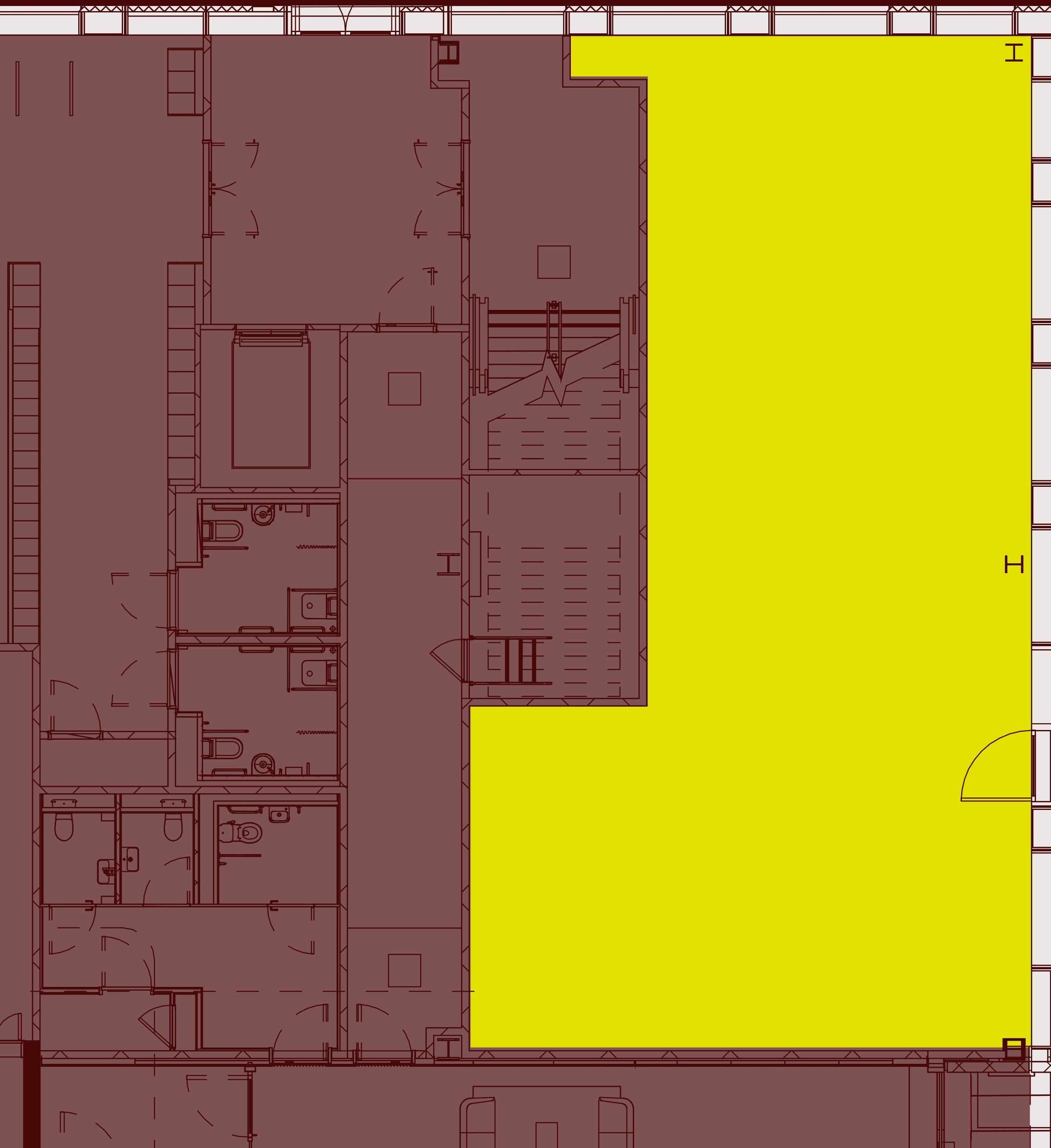
Timing
Immediate

Rent
On application

Planning
The property benefits from use Class E

Rates
The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.





Unit 03

1,687 sq ft

Lease

A new lease on term to be agreed, contracted outside the Landlord & Tenant Act 1954.

Rent

On application

Planning

The property benefits from use Class E.

Rates

The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.

Service charge & insurance

A service charge and insurance premium contribution calculated on a floor area apportionment basis will be payable for the duration of the term. Further details can be provided upon request.

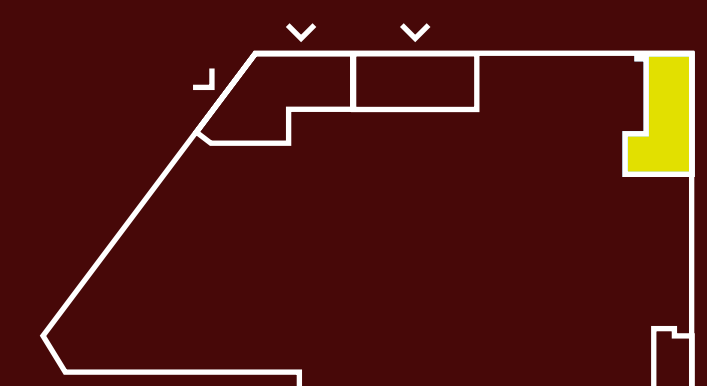
Timing

Immediate.

Specification

Shell and core; capped off services.

Extraction possible.



On your doorstep

Croydon has a long-standing reputation as a place of outstanding art, music and creativity.

It offers a vibrant shopping experience with a variety of independent stores, markets and international food shops.

Culture

- 01 Fairfield Halls

Food & Drink

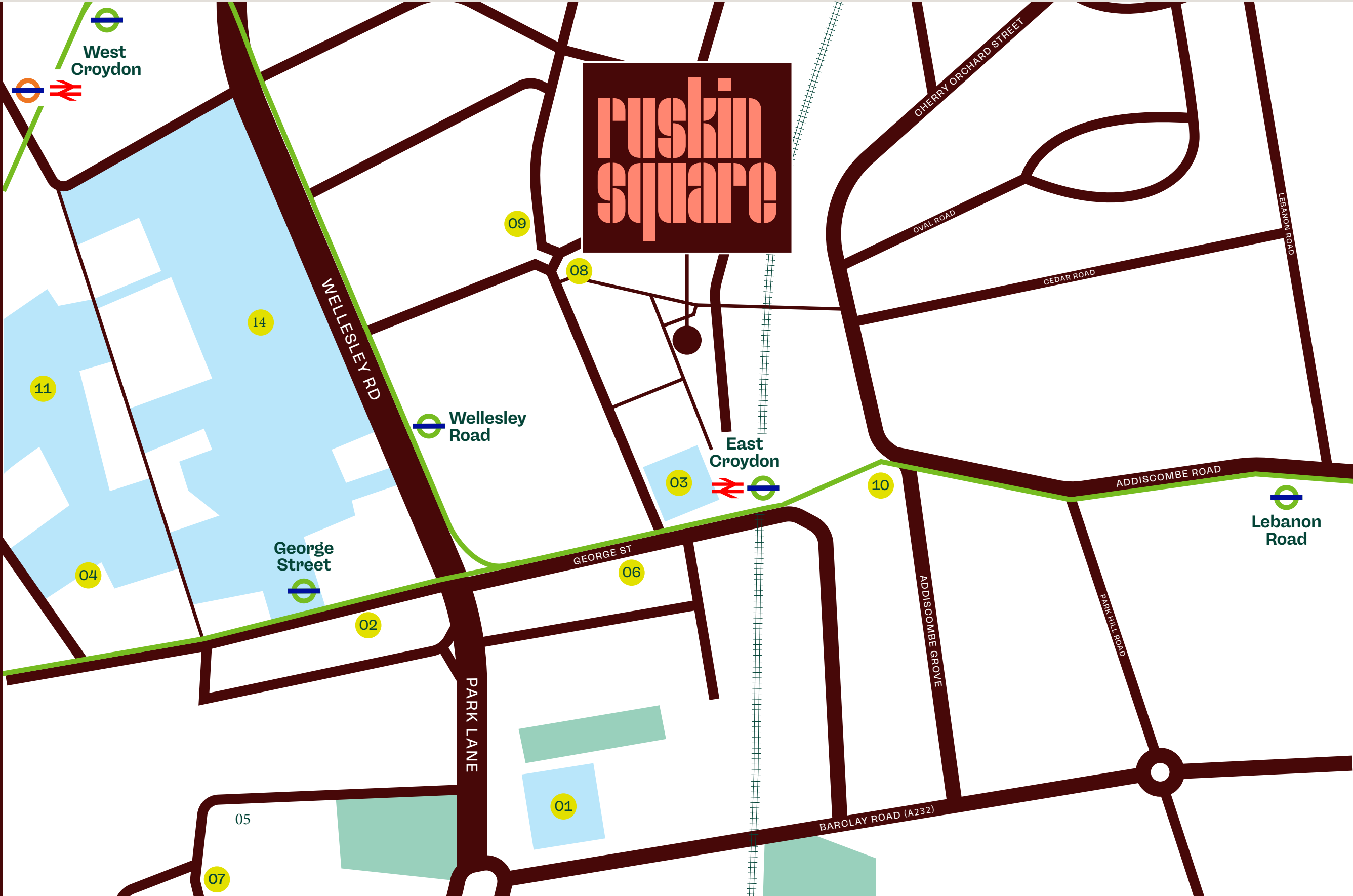
- 02 Basil & Grape
- 03 BoxPark Croydon
- 04 Crisis Coffee
- 05 Crushed Bean
- 06 Fern
- 07 Ludoquist

Business spaces

- 09 Corinthian House
- 10 One Croydon

Shopping

- 03 BoxPark Croydon
- 11 Centrale Shopping Centre
- 14 Whitgift Shopping Centre



01 Fairfield Halls – 1,800 seat concert hall



13 14 Centrale & Whitgift Shopping Centres



03 BoxPark Croydon – over 25 independent street food traders and vendors



BOXPARK

BOXPARK

WELCOME TO BOXPARK



SIX NATIONS
LIVE SCREENINGS

02 FEB - 16 MAR
TICKETS - VISIT
BOXPARK.CO.UK/STXP

pushin
square

ACCESS TO STATION
BREAKFAST CLUB
11:48 - 12:52
OPEN FROM 8AM
BOXPARK
CROYDON

0108 2164

Something for everyone

More creative businesses per capita than Manchester, Leeds or Birmingham

3rd largest business hub outside of central London

30+ multinational business call Croydon home



20k sq ft events space/nightlife venue at BOXPARK which has hosted artists such as Stormzy and JME

24% Rise in microbusinesses in 2024 - making it the fastest growing area in London

5.8m sq ft of commercial space across the town

In good company:

Croydon is home to over 16,000 businesses, from large global firms to ambitious young tech firms.

Well Connected.

20.6m

passengers use East Croydon Station each year

22m

passengers use the Tramlink each year

56,500

passengers alight at the dedicated Ruskin Square stop each year

17

overground stations in the borough

43

bus routes in the borough

140,000

people travel to Croydon each day

Attracting big talent:

Croydon's exceptional transport links have played a pivotal role in fostering a vibrant and diverse community, attracting talent from not only London and the South East but also from beyond. The influx of diversity has created a dynamic melting pot that fuels continuous growth across various sectors including arts, education and business.

95k

London's largest youth population between 0-17 years old

c.3m

people hold a degree qualification or higher in the wider London area

Croydon has been named
London Borough of Culture for 2023/2024

Croydon is home to one of
London's New Creative Enterprise Zones



EST. 1892 **LSBU** London South Bank University

CROYDON
Music City

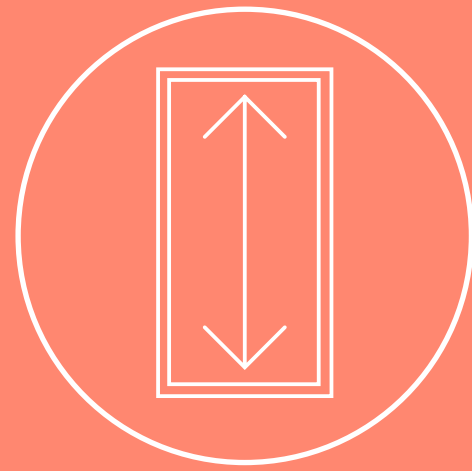
The **BRIT** SCHOOL

C Croydon College

CRO

THIS IS CROYDON

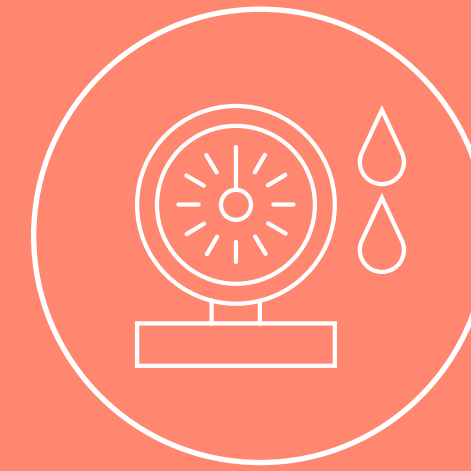
High Specification



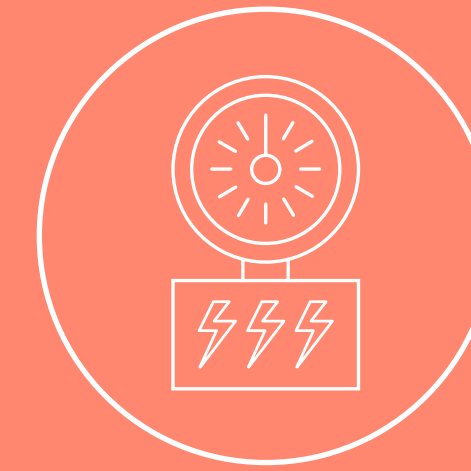
Full Height Frontage
already installed



General ventilation louvres
installed to facade



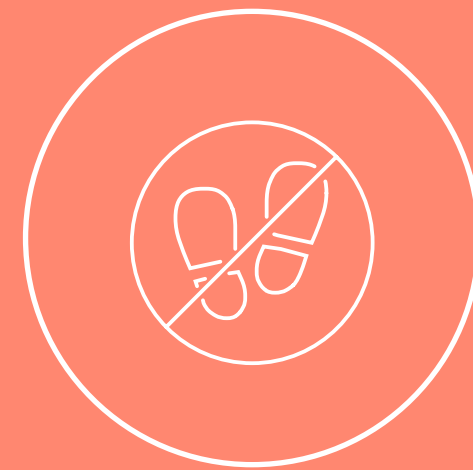
Metered mains
water supply



3-phase power
supply



Deliveries and waste
collection strategy



Office building
awarded BREEAM
Outstanding



Sound insulation

RUSKIN SQUARE

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Misrep Act

The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

April 2025

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